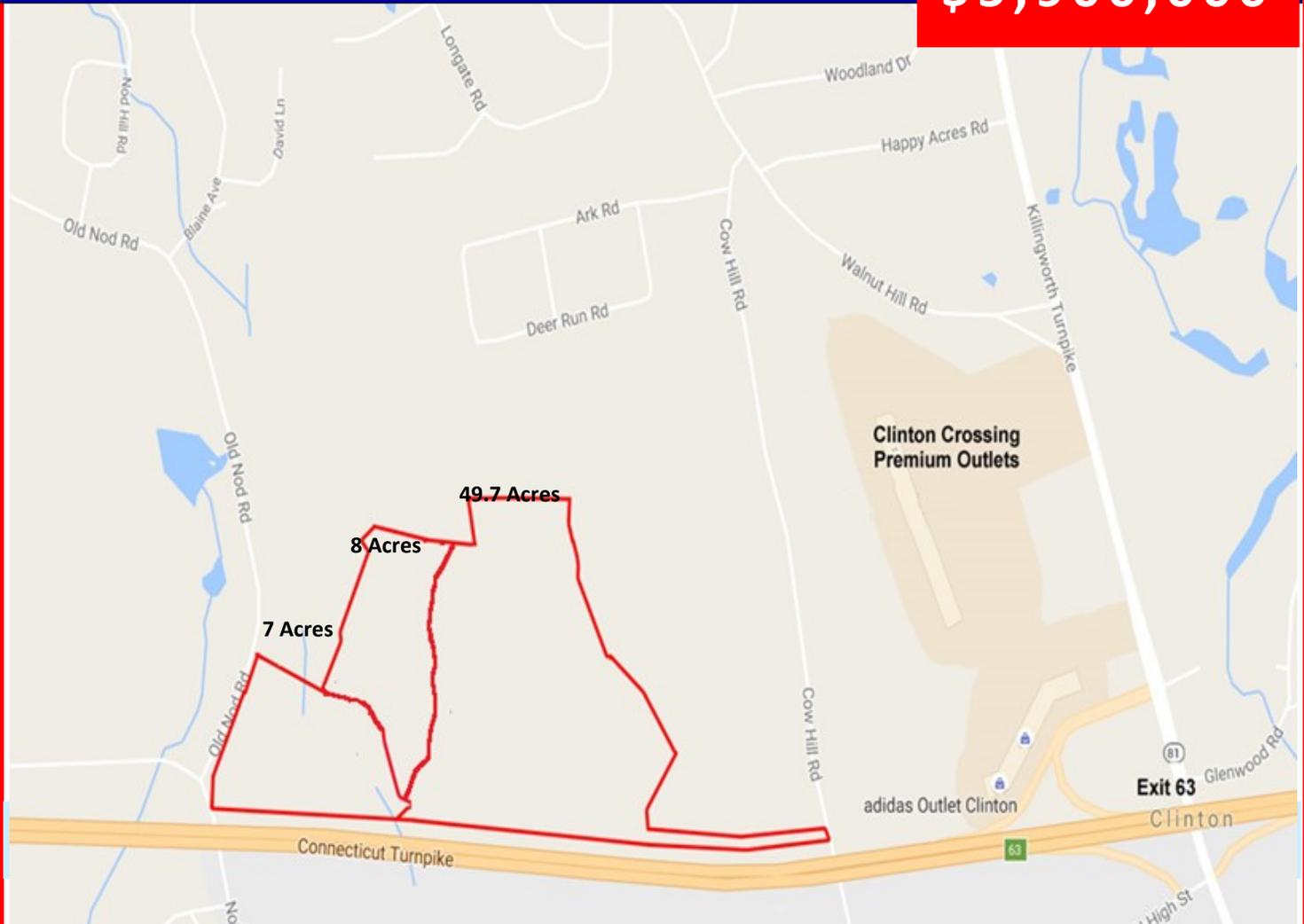


OLD NOD ROAD & COW HILL ROAD, CLINTON, CT

64.7 Acres of Industrial / Commercial Land For Sale

\$5,900,000



- ⇒ Frontage: 3,300 Feet along I-95
- ⇒ Zone: IP - Industrial Park District
- ⇒ Multiple Entries to Property
- ⇒ Close to Clinton Crossing Premium Outlets
- ⇒ Close to Morgan High School
- ⇒ Abuts I-95 Between Exits 62 & 63

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REAL ESTATE BROKERAGE & DEVELOPMENT

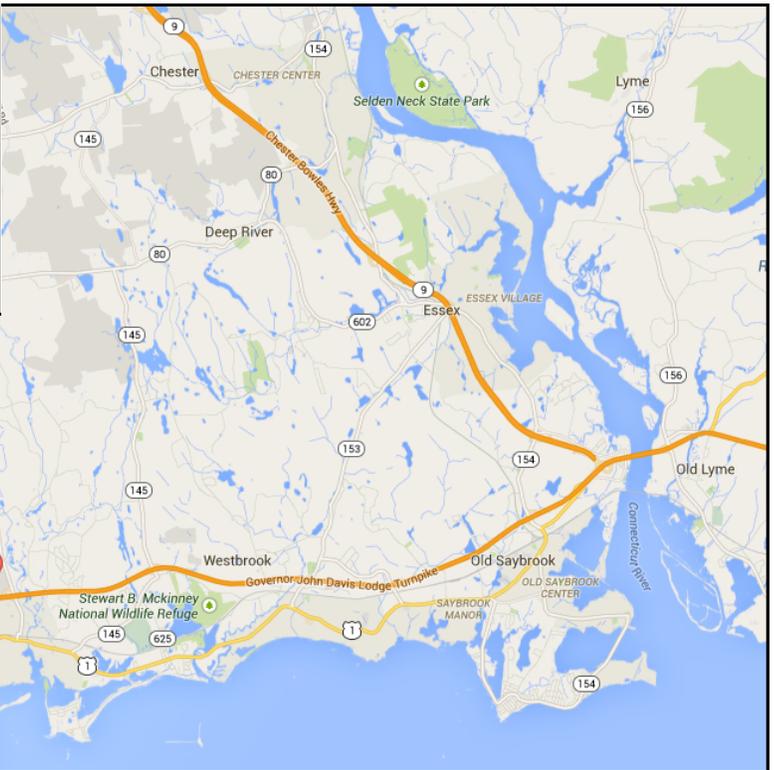
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Westbrook, CT 06498
860-887-5000 x5 Office
860-304-9288 Cell
peterw@lymanre.com



Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,356	19,110	32,733
Total Daytime Population	3,356	18,606	32,262
Median Household Income	\$65,472	\$82,115	\$84,685
Average Daily Traffic Count on I-95: 64,400			



All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.